057.0	0002	0013.0	1 of 1	Commercial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,200 / 844,200
					USE VALUE:	844,200 / 844,200
					ASSESSED:	844,200 / 844,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NEIL J CROWLEY LLC
Owner 2:	
Owner 3:	
Street 1:	18 CRANES CT
Street 2:	
Twn/City:	WOBURN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01801 Type:

PREVIOUS OWNER

Owner 1:	H.A.F. INC. -
Owner 2:	ATTN WILLIAM C LOOBY JR -
Street 1:	7 STRAWBERRY LANE
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains .29 Sq. Ft. of land mainly classified as Comm. Whs. with a R/M Shop Building built about 1920, having primarily Conc. Block Exterior and 4250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
316	12628.000	160,200	4,900	679,100	844,200
Total Card	0.290	160,200	4,900	679,100	844,200
Total Parcel	0.290	160,200	4,900	679,100	844,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 198.64 /Parcel: 198.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 37766

GIS Ref

GIS Ref

Insp Date 07/19/18

!4878!

PREVIOUS ASSESSMENT

Parcel ID 057.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	316	FV	160,200	4900	12,628.	679,100	844,200		Year end	12/23/2021
2021	316	FV	160,200	4900	12,628.	668,200	833,300		Year End Roll	12/10/2020
2020	316	FV	160,200	4900	12,628.	657,200	822,300	822,300	Year End Roll	12/18/2019
2019	316	FV	154,200	5100	12,628.	613,400	772,700	772,700	Year End Roll	1/3/2019
2018	316	FV	154,200	5700	12,628.	547,700	707,600	707,600	Year End Roll	12/20/2017
2017	316	FV	154,200	5700	12,628.	482,000	641,900	641,900	Year End Roll	1/3/2017
2016	316	FV	154,200	5700	12,628.	361,500	521,400	521,400	Year End	1/4/2016
2015	316	FV	145,000	5300	12,628.	328,600	478,900	478,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:17:53

LAST REV

Date	Time
11/29/21	08:57:46
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4878

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
H.A.F. INC.,	74219-246	1	3/2/2020	Intra-Corp	1,300,000	No	No		
DEXTER MADELINE	25107-50		1/5/1995	Intra-Corp	325,000	No	No		Y

USER DEFINED

Prior Id # 1:	37766
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2021	1620	Demo gar	2,450	O				
8/12/2021	1190	New Wind	17,000	C				
6/30/2021	926	New Wind	30,000	C				
6/19/2012	755	Re-Roof	30,065	C				
5/26/2011	504	Manual						CERT OF OCCUPANCY
5/20/2011	476	Sign						
5/6/2011	404	Manual	1,000					INSTALL WALL
6/6/1995	308		15,000					RENOVATIONS

ACTIVITY INFORMATION

Date	Result	By	Name
4/8/2021	I & E Return	JO	Jenny O
1/14/2021	OWNR INFO	JO	Jenny O
5/18/2020	SQ Returned	JO	Jenny O
5/16/2019	I & E Return	JO	Jenny O
7/19/2018	MEAS&NOTICE	PH	Patrick H
2/10/2017	I & E Return	EMK	Ellen K
3/21/2016	I & E Return	MM	Mary M
7/18/2012	Info Fm Prmt	BR	B Rossignol
2/13/2009	Meas/Inspect	336	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
316	Comm. Whs.		12628		Sq. Ft.	Site		0	31.	1.73	CA									679,134						679,100	

Total AC/HA:	0.28990	Total SF/SM:	12628	Parcel LUC:	316	Comm. Whs.	Prime NB Desc	COMM AVG	Total:	679,134	Spl Credit		Total:	679,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	38 - R/M Shop		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	21 - Conc. Block		
Sec Wall:	6 - Stucco	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	75
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35	%

CALC SUMMARY

Basic $ / SQ:	50.00
Size Adj.:	1.03529418
Const Adj.:	0.89928246
Adj $ / SQ:	46.551
Other Features:	11606
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	246523
Depreciation:	86283
Depreciated Total:	160240

COMMENTS

BLDG NEEDS INT INSP TO CHK TYPEM USE & NUMBER OF TENANTS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	1

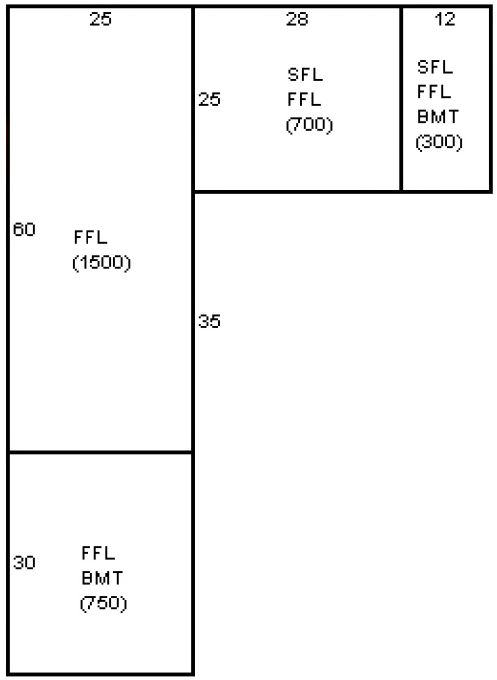
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



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COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	51.21
Special Features:	0	Val/Su Net:	30.23
Final Total:	160200	Val/Su SzAd	37.69

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	3,250	46.550	151,291
BMT	Basement	1,050	13.970	14,664
SFL	Second Floor	1,000	46.550	46,551

Net Sketched Area:	5,300			Total:	212,506
Size Ad	4250	Gross Area	5300	FinArea	4250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	100	RTL	20		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1970	0.00	T	39.2	316						
85	Paving	D	Y	1	2000	A	AV	1970	4.00	T	39.2	316			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900

IMAGE

AssessPro Patriot Properties, Inc